



29 HILL STREET, BARWELL, LE9 8BJ

OFFERS OVER £100,000

NO CHAIN. Stylish 2008 Williams built modern apartment. Situated in a small development within easy walking distance of the village centre, including shops, schools, doctors, dentists, bus service, public houses and good access to major road links. Well presented and energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, laminate wood strip flooring, gas central heating and UPVC SUDG. Accommodation offers open plan living dining kitchen, one double bedroom, and bathroom with shower. Allocated car parking space and bin store. Viewing highly recommended. Ideal first time buy or buy to let investment.



TENURE

Leasehold

Council Tax Band A

EPC Rating C

Service charge of £188 PCM

81 Years remaining on lease

ACCOMMODATION

Fire door to entrance hallway with secure intercom entry, single panel radiator, wood effect laminate flooring, smoke alarm, loft access which is partially boarded for storage. Wall mounted fuse board. Panelled door to

OPEN PLAN LIVING/DINING/KITCHEN

19'0" x 12'6" (5.80 x 3.83)

With two double panel radiators, wood strip laminate flooring in the lounge, vinyl in the kitchen. TV aerial point. Inset spot lights, door to useful storage cupboard. UPVC SUDG doors to Juliet balcony. A range of floor standing beechwood kitchen cupboard units, free standing Zanussi washing machine, free standing fridge freezer. Built in High Sense oven, four ring gas hob and Bosch extractor above. Further matching range of wall cupboard units, one housing the Baxi combination boiler for domestic hot water and gas central heating. Tiled splashbacks, stainless steel drainage sine with chrome mixer tap. Door to



BEDROOM

8'3" x 12'3" (2.52 x 3.75)

With double panel radiator. Door to



BATHROOM

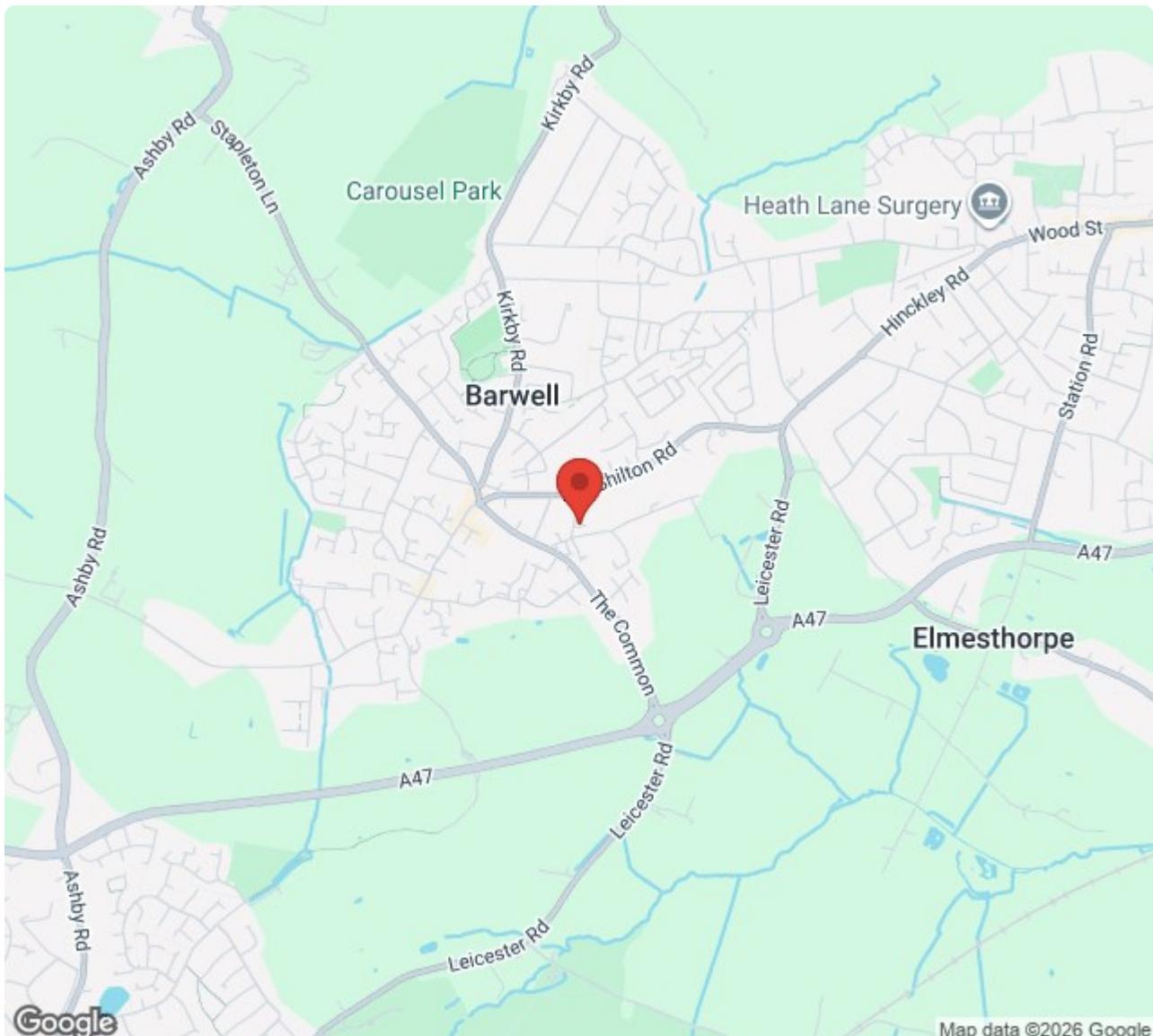
6'3" x 5'2" (1.92 x 1.58)

With tile effect vinyl flooring, single panel radiator, low level WC, pedestal wash hand basin with chrome mixer tap. Tiled splashbacks, panelled bath with tiled surrounds, bar shower above, extractor fan, in set spotlights.

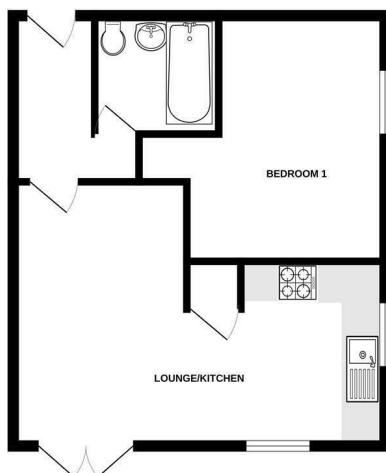


OUTSIDE

Allocated parking space and bin store.



GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 441 sq ft (41.0 sq.m.) approx.
Whilst every precaution has been taken in the preparation of these floor plans, measurements of doors, windows, rooms and any other items are approximate and we accept no responsibility for any errors they may contain. They do not form part of any legal documentation. Prospective buyers should not rely on them and must satisfy themselves by inspection or otherwise as to the correctness of any information contained in them. Prospective purchasers: The services, systems and appliances shown have not been tested and no guarantee can therefore be given as to their condition or performance. Please see the general terms and conditions of sale for further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	76	78
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Scrivins & Co
Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk